

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

2620 Rosedale-Longford Road, Longford Vic 3851

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$639,950

Median sale price

Median price \$545,000

Property Type House

Suburb Longford

Period - From 01/01/2020

to 31/12/2020

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	22 Andrews Rd LONGFORD 3851	\$666,000	06/12/2020
2	28 Glencoe Rd LONGFORD 3851	\$650,000	16/11/2019
3	49b Boggy Creek Rd LONGFORD 3851	\$650,000	23/04/2020

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

17/03/2021 16:23



Property Type: House (Previously Occupied - Detached)

Land Size: 10000 sqm approx

Agent Comments

Comparable Properties



22 Andrews Rd LONGFORD 3851 (REI/VG)

Agent Comments



Price: \$666,000

Method: Private Sale

Date: 06/12/2020

Property Type: House

Land Size: 9119 sqm approx



28 Glencoe Rd LONGFORD 3851 (REI/VG)

Agent Comments



Price: \$650,000

Method: Auction Sale

Date: 16/11/2019

Rooms: 8

Property Type: House (Res)

Land Size: 61922 sqm approx



49b Boggy Creek Rd LONGFORD 3851 (REI)

Agent Comments



Price: \$650,000

Method: Private Sale

Date: 23/04/2020

Property Type: House